

**Kentucky Board of Home Inspectors
101 Sea Hero Road, Suite 100
Frankfort, Kentucky 40601-5405**

**Ray Sandbek, Chairman
Ralph J. Wirth, Vice Chairman**

**Board Meeting
January 17, 2006
9:00 am**

Minutes

Board Members Attending:

Ray Sandbek, Chairman
Ralph Wirth, Vice Chairman
Floyd Van Cook
William D. Bramble

James Forrest Cooper
Jo Gawthrop
David Michael Green

Board Members Absent:

Linda L. Swearingen
William J. Welty Sr.

Staff Attending:

Terry M. Slade, Director BCE
David Reichert, General Counsel

Dawna King, Admin. Specialist III, BCE

Meeting Called to Order

Mr. Sandbek called the meeting to order.

Minutes

Previous minutes discussed. Mr. Wirth made motion to approve the minutes. Mr. Green seconded the motion. Motion carried, all concurred.

New Business

Detailed discussion on the Administrative Regulations. Several changes will be made to the draft by David Reichert, General Counsel. Discussion on Licensing Regulations 815 KAR 6:010 Draft. Under Section B: Required Training Courses. Mr. Wirth made a motion that the licensee take the board approved training courses. Mr. Green seconded motion. Discussion. Mr. Green stated that any required approved training course should be a board decision. Motion carried, all concurred. More Discussion on the Regulations. Section under Continued Education: Mr. Wirth made a motion that of the 28 hours of required continued education, 3 hours needs to be on Licensing Law, 3 hours Standards of Conduct and 6 hours Standards of Practice. Jo Gawthrop seconded motion. Mr. Wirth amended his motion to state that this is required for the first renewal period. Ms. Gawthrop seconded motion. Motion carried, all concurred. More discussion on regulation drafts. Discussion on the length of time records will be kept. Mr. Bramble made motion that records will be kept for 2 years. Mr. Green seconded motion. Motion declined for further discussion. Discussion on electronic format, whether board will accept paper work electronically. Discussion on advertising by home inspectors.

Break for Lunch

New Business Continued

Discussion over the Kentucky Standards of Conduct. Under #5.) Provide any compensation, inducement, or reward directly or indirectly, to any person or entity other than a client, for the referral of business to the inspector. (The purchase and/or use of advertising or marketing services or products are not considered compensation, inducement, or reward: Mr. Wirth made a motion to add the wording “or other financial benefit directly or indirectly”. Ms. Gawthrop seconded motion. Motion carried, all concurred. More detailed discussion on #6 thru 20 of the Standard of Conduct. No further discussion.

Discussion on the Section 3 of the Regulation Draft: “Disciplinary Actions and Appeals KRS 198b.728.

Ms. Gawthrop made a motion to accept the changes to the Administrative Regulations Draft. Mr. Wirth seconded the motion. Motion carried, all concurred.

Discussed the Renewal Application Form KHI2 February 2006. Title will be “Application for Renewal”. First Box “FOR OFFICIAL USE ONLY”: A box for current license number. License Fee, Date Fee Paid, Receipt Number Issued, Date Licensed Issued, License Obtained by Applicant must submit Statewide Background Check by State Police. Attach Current Color Photo. Second Box: “APPLICANT INFORMATION” Name, Current address, City, County, State, Zip, Work telephone Number, Other Contact Phone Number: Board will not accept just a Post Office Box number. Board will accept a Rural Route number with Box number.

Third box: "CONTINUED EDUCATION INFORMATION": Name of Course Provider, Provider Number, Date Completed, Location (city, county & state), Classroom credit hours completed. Fourth Box: "CERTIFICATE OF INSURANCE".

Discussion on how the board will handle complaints of a home inspector. Mr. Green has his reservations about the board handling complaints. Mr. Reichert suggested the board could have a small committee to review the complaint, if they find evidence of wrong doing by the home inspector then it goes to the appeals procedure. Detailed discussion.

Discussed handouts on Grandfathering and Manufactured Housing Training Course. Grandfather: Section A: Those who were performing home inspections for one year prior to enactment of KRS 198B.700 to 198B.738 and documents. (Before July 14, 2003). Requirements: Meets requirements of KRS198B.712 excluding KRS198B.712(2)(c); Performance of at least 25 home inspections performed for compensation in the previous 12 months. (Before July 14, 2003); or Performance of 100 home inspections for compensation in an individuals career; (Before July 14, 20030); Must take and pass the Kentucky test module on manufactured housing and SOP plus state law during first renewal period; Not obligated to take and pass Kentucky Board approved competency test. Section B: Those who were performing home inspections after July 14, 2003 and before July 14, 2006 and applying for licensing. Requirements: Meets requirements of KRS198B.712; Performance of at least 250 home inspections for compensation in individuals career; or Provide proof of at least 64 educational- hours either CEU or schools hours are acceptable; Must take and pass the Kentucky test module on manufactured housing and SOP plus take law during first renewal period; Is obligated to take and pass Kentucky Board approved competency test. Proof of prior passing of the accepted test is acceptable; Each applicant is to be reviewed individually for licensing requirements. Discussion. Mr. Wirth made a motion that the board require 5 invoice pages of home inspections prior to July 13, 2003 and one should be a complete report. Ms. Gawthrop seconded motion. Motion carried, all concurred. Mr. Cooper made a motion to accept all changes made to the Regulation Drafts. Mr. Welty seconded the motion. Motion carried, all concurred. Mr. Green wanted approval from the board for the Manufactured Housing Training Course that Gerry Beaumont is going to present at his KREIA Seminar March 2, 2006. Mr. Sandbek stated that the board could not do that at this time until the Regulations are presented to the Legislature.

Agenda for next meeting

Meeting will start at 9:00 am. Work Session: Initial Home Inspector Application, Renewal Application, School Provider Application, Administrative Regulations and Standards of Practice.

Adjournment

Meeting adjourned at 3:30 pm. Next meeting is scheduled for January 31, 2006 at 9:00 am in the large Conference Room at the Office of Housing, Buildings & Construction, 101 Sea Hero Road, Suite 100, Frankfort, Kentucky 40601-5405. Mr. Bramble made a motion to adjourn the meeting. Mr. Green seconded motion. Motion carried, all concurred.